



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedecker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

§

ORDER 2026-01

COUNTY OF JOHNSON

§

§

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c) OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to Development Services of Johnson County and approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to Development Services of Johnson County; and

WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **The Retreat, Phase 2** Lot 8 & Lot 9, Block 22, to create Lot 8R, Block 22 in Precinct 1.

WITNESS OUR HAND THIS, THE 12TH DAY OF JANUARY 2026.

Chris Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

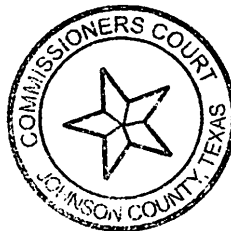
Voted: yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long
ATTEST: April Long, County Clerk



CANTERBURY DRIVE
(A 60' WIDE PUBLIC RIGHT-OF-WAY)

LOT 5, BLOCK 29
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

LOT 4, BLOCK 29
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

LOT 3, BLOCK 29
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

LOT 2, BLOCK 29
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

BERKSHIRE DRIVE
(A 60' WIDE PUBLIC RIGHT-OF-WAY)

N 88°19'19" E 90.06'
(PLAT CALL N88°20'45"E 90.00')

P.O.B.

89.91'
(PLAT CALL N88°20'45"E 90.00')

90.09'
(PLAT CALL N88°20'45"E 90.00')

N 88°19'19" E 180.00'

(Plat Call)
Δ=14°05'30"
R=331.92'
L=81.63'
CB=N81°18'08"E
LC=81.43'

(Plat Call)
Δ=14°06'29"
R=331.92'
L=81.73'
CB=N81°17'30"E
LC=81.52'

(Plat Call)
Δ=10°44'32"
R=331.92'
L=62.23'
CB=N68°49'11"E
LC=62.14'

5' UTILITY EASEMENT
9' DRAINAGE EASEMENT
VOL. 8, PG. 963
P.R.J.C.T.

5' UTILITY EASEMENT
9' DRAINAGE EASEMENT
VOL. 8, PG. 963
P.R.J.C.T.

5' UTILITY EASEMENT
9' DRAINAGE EASEMENT
VOL. 8, PG. 963
P.R.J.C.T.
TO BE ABANDONED
BY THIS PLAT

5' UTILITY EASEMENT
9' DRAINAGE EASEMENT
VOL. 8, PG. 963
P.R.J.C.T.
TO BE ABANDONED
BY THIS PLAT

5' BUILDING LINE
VOL. 8, PG. 963
P.R.J.C.T.

5' UTILITY EASEMENT
9' DRAINAGE EASEMENT
VOL. 8, PG. 963
P.R.J.C.T.

5' UTILITY EASEMENT
9' DRAINAGE EASEMENT
VOL. 8, PG. 963
P.R.J.C.T.

15' CRIP
"VEEGER" FOOT
CONTROLLING
EASEMENT

LOT 7, BLOCK 22
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

LOT 8, BLOCK 22
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.
JAY H. OAKLEY & MELISSA M. OAKLEY
DOC NO. 2025-8981
D.R.J.C.T.

LOT 9, BLOCK 22
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.
JAY H. OAKLEY & MELISSA M. OAKLEY
DOC NO. 2025-10456
D.R.J.C.T.

LOT 10, BLOCK 22
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

LOT 11, BLOCK 22
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

N 01°37'25" W 160.03'
(PLAT CALL N1°39'15"W 160.00')

OLD LOT LINE
(PLAT CALL N1°39'15"W 160.00')
S 01°39'39" E 160.07'

(PLAT CALL S1°39'15"E 160.00')
S 01°38'15" E 160.07'

LOT 8R, BLOCK 22
28,814 SQUARE FEET OR
0.662 ACRES

JARRETH J. ALLEN SURVEY
ABSTRACT NO. 1224

(PLAT CALL S88°20'45"W 90.00')
90.01'

S 88°20'53" W 90.01'

(PLAT CALL S88°20'45"W 90.00')
90.02'

S 88°19'25" W 90.02'

LOT 23, BLOCK 22
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

LOT 22, BLOCK 22
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

LOT 21, BLOCK 22
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

LOT 20, BLOCK 22
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

LOT 18, BLOCK 22
THE RETREAT, PHASE 2
VOL 8, PG 963
P.R.J.C.T.

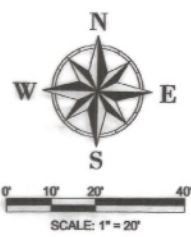
REPLAT
THE RETREAT, PHASE 2
LOT 8R, BLOCK 22

BEING A REPLAT OF
LOT 8, & LOT 9, BLOCK 22
THE RETREAT, PHASE 2
5.398 ACRES
SITUATED IN THE
JARRETH J. ALLEN SURVEY, ABSTRACT NO. 1224
JOHNSON COUNTY, TEXAS
JUNE 12, 2025

VICINITY MAP
NTS



Plat Recorded in _____
Instrument # _____
Slide, _____
Date _____
County Clerk, Johnson County, Texas _____
Deputy Clerk _____



OWNER:
Jay H. Oakley & Melissa M. Oakley
2250 Nottaway Drive
Cleburne, Texas 76033
Email address; melissaokley1@gmail.com

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PHOTOCOPIED, RECORDED OR BY ANY OTHER MEANS, OR STORED,
PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER
SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL
SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of knowledge for this survey is the Texas State Plane
Coordinate System GCS, North Central Zone (NAD83), North American Datum
1983 (NAD83).
(2) CAD - Controlling monument.
(3) Unless otherwise noted, indicated property is affected by any and all notes,
details, easements and other matters that are shown on or as part of the
recorded plat and/or as part of the file commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1013 TEXAS HIGHWAY 80 SUITE 400-9200
CLEBURNE, TEXAS 76033
WWW.BLUESTARSURVEYING.COM

OWNER'S CERTIFICATE

WHEREAS JAY H. OAKEY & MELISSA M. OAKEY, are the sole owner's of a tract of land situated in the JARRETH J. ALLEN SURVEY, ABSTRACT NO. 1224, in the City of Cleburne, Johnson County, Texas, being Lot 8, Block 2, and Lot 9, Block 2, The Retreat, Phase 2, an addition in their City of Cleburne, Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 963, Plat Records, Johnson County, Texas, being that certain tract of land described in a deed to Jay H. Oakey & Melissa M. Oakey, recorded in Document Number 2025-8981, and Document Number 2025-10456, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Lot 8, Block 22, and Lot 7, Block 22, of said The Retreat, Phase 2, said point being in the south right-of-way line of Berkshire Drive (a 60 foot wide right-of-way);

THENCE N 88°19'19" E, along the north line of said Lot 8, Block 22, and along the south right-of-way line of said Berkshire Drive, passing a 1/2 inch iron rod found for the common corner of said Lot 8, Block 22, and said Lot 9, Block 22, at a distance of 89.91 feet, and continuing a total distance of 180.00 feet to a 1/2 inch iron rod with cap stamped "RECER FOX" found for the common corner of said Lot 9, Block 22, and Lot 10, Block 22, of said The Retreat, Phase 2;

THENCE S 01°38'15" E, along the common line of said Lot 9, Block 22, and said Lot 10, Block 22, a distance of 160.07 feet to a 1/2 inch iron rod with cap stamped "RECER FOX" found for the common corner of said Lot 9, Block 22, Lot 10, Block 22, Lot 20, Block 22, and Lot 21, Block 22, of said The Retreat, Phase 2;

THENCE S 88°19'25" W, along the common line of said Lot 9, Block 22, and Lot 21, Block 22, a distance of 90.02 feet to a 1/2 inch iron rod with cap stamped "RECER FOX" found for the common corner of said Lot 9, Block 22, Lot 8, Block 22, Lot 21, Block 22, and Lot 22, Block 22, of said The Retreat, Phase 2;

THENCE S 88°20'53" W, along the common line of said Lot 8, Block 22, and Lot 22, Block 22, a distance of 90.01 feet to a 1/2 inch iron rod with cap stamped "RECER FOX" found for the common corner of said Lot 8, Block 22, Lot 7, Block 22, Lot 22, Block 22, and Lot 23, Block 22, of said The Retreat, Phase 2;

THENCE N 01°37'25" W, along the common line of said Lot 8, Block 22, and Lot 7, Block 22, a distance of 160.03 feet to the **POINT OF BEGINNING**, and containing 26,814 square feet or 0.662 acres of land, more or less.

OWNER'S DEDICATION

That JAY H. OAKEY & MELISSA M. OAKEY, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as **THE RETREAT, PHASE 2, LOT 8R, BLOCK 22**, an addition to Johnson County, Texas, and hereby dedicates to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon, unless otherwise designated on this plat.

WITNESS OUR HAND, this the 5th day of December, 2025.

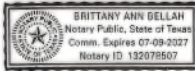
By: JAY H. OAKEY

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared **JAY H. OAKEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 5th day of December, 2025.

Brittany Ann Bellah
Notary Public in and for
The State of Texas
My Commission expires: 07/09/27



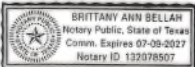
By: Melissa M. Oakey
MELISSA M. OAKEY

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared **MELISSA M. OAKEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 5th day of December, 2025.

Brittany Ann Bellah
Notary Public in and for
The State of Texas
My Commission expires: 07/09/27



GENERAL NOTES:

This subdivision or any part thereof is not located within the ETJ of any City or Town.

The designation of the proposed usage of the area shown on plat is for single family residential use.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Texas Water Utilities LP, 281-207-5000
Electricity: United Cooperative Services 817-556-4000
Septic: Private Individual Septic Systems.

Private Sewage Facility

On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.

Inspections and/or acceptance of a private sewage facility by the Development Services Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created or if the facility when used does not comply with governmental regulations.

A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0400, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt or buildings, which obstruct the flow of water through drainage easements.

Duties of Developer/Property Owner

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impute or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices or features portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas or the United States.

Johnson County is relying upon the surveyor whose name is affixed hereto to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Indemnity

The property developer submitting this plat to Johnson County for approval and the owner of the property of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Utility Easement:

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance or efficacy of its respective systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Filing a plat:

It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other easement contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.

A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

Filing a Plat is Not Acceptance of Roads for County Maintenance

The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (COR596).
- 2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
- 3. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.

NOTES:

Right-Of-Way Dedication 40' ROW from center of road on F.M. or State 30' ROW from center of County Roads or roads in a Subdivision. Unless otherwise required by Master Thoroughfare Plan. 15' from lot line in front and back 5' from lot line on the sides

Utility Easement 15' from lot line in front and back 5' from lot line on the sides

Building Lines 50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads)

Plat Recorded in APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

Instrument # _____ DAY OF _____, 2025

Slide, _____

Date _____

County JUDGE _____

County Clerk, Johnson County, Texas _____

Deputy Clerk _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, June 12, 2025. The subdivision boundary corners are marked with iron pins as noted.

Signature Roy Rodriguez
Date 11/03/2025



REPLAT
THE RETREAT, PHASE 2
LOT 8R, BLOCK 22
BEING A REPLAT OF
LOT 8, & LOT 9, BLOCK 22
THE RETREAT, PHASE 2
5.398 ACRES
SITUATED IN THE
JARRETH J. ALLEN SURVEY, ABSTRACT NO. 1224
JOHNSON COUNTY, TEXAS
JUNE 12, 2025

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(1) NOTES: The books of bearings for this survey in the Texas State Plane Coordinate System GCS, North Central Zone (4202), North American Datum 1983(2011).
(2) C&M = Controlling measurement.
(3) Unless otherwise noted, all right property is affected by any and all rights, debts, encumbrances and other matters that are shown on or part of the recorded plat and/or on part of the title commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1018 DEBAR DRAG RD. 817-659-2206
CLEBURNE, TEXAS 76033
WWW.BLUESTARSURVEYING.COM

JN 25-061-P GF # DATE: 6/12/25

OWNER:
Jay H. Oakey & Melissa M. Oakey
2250 Nottaway Drive
Cleburne, Texas 76033
Email address: melissoakey1@gmail.com



VG-92-2026-860

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 860

Real Property Recordings

Recorded On: January 12, 2026 02:30 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$0.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2026 - 860
Receipt Number: 20260112000160
Recorded Date/Time: January 12, 2026 02:30 PM
User: Lillian C
Station: ccl23

Record and Return To:

JOHNSON COUNTY
RM 120 - PAULA REID
CLEBURNE TX 76031



**STATE OF TEXAS
Johnson County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas**

April Long
Johnson County Clerk
Johnson County, TX

NOTICE OF PUBLIC HEARING

Pursuant to Section 232.009 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to the revision of the recorded subdivision plat of The Retreat, Phase 2, Block 22, Lot 8 and Lot 9, recorded in Volume 8, Page 963, of the Official Plat Records of Johnson County, Texas:

**Lot 8 & Lot 9, Block 22
to be combined to Form
Lot 8R, Block 22**

At: **9:00 o'clock a.m.** on: January 12, 2026 in the
Commissioners' Courtroom on the second floor
Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

Published in '*Times Review*' classified section under 'LEGAL NOTICE' on these dates:

December 17, 24, and 31st, 2025

AGENDA PLACEMENT FORM

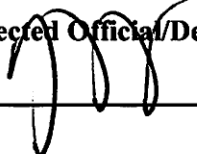
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: December 17, 2025

Meeting Date: January 12, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:


Court Decision:
This section to be completed by County Judge's Office



1-12-2026

Description:

Public Hearing to Revise the Plat of The Retreat, Phase 2, Lot 8 & Lot 9, Block 22 to be combined to Form Lot 8R, Block 22, located in Precinct 1.

Consideration of Order 2026-01, Order Approving the Revised Plat of The Retreat, Phase 2, Lot 8 & Lot 9, Block 22 to be combined to Form Lot 8R, Block 22, located in Precinct 1.

Water Source is Texas Water Utilities, LP.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**